



AVAILABLE



For Sale Gas Station on Leasehold Land



- Location:** 2540 Lapalco Blvd., Harvey, LA 70058
(Between Manhattan Blvd. and the Lapalco Bridge)
- Asking Price:** \$129,000.00 (includes building, furniture & fixtures)
- Land Lease:** \$2,527.78 per month (rent increases every 5 years by CPI calculation)
Lease good through 2042, Taxes run approx. \$350.00 per month
- Land Size:** 168' front on Lapalco Boulevard; +/- 24,471sf
- Building Info:** 650sf store plus 300sf rear building with 2 restrooms and storage room
- Includes:**
- » Four Multiple Product Dispensers (MPD's)
 - » Four 30 year old UPVC coated steel tanks (3-10,000 gallon & 1-6,000 gallon)
 - » Walk-in Cooler, shelving and racks, bullet proof windows, Ruby system, safe, new LED Lights, ice machine, pylon sign and security system
- Info:**
- » Unbranded Gas station
 - » **Owner is willing to finance with 50% down payment!!**
 - » Inventory will be sold separately at cost
 - » Traffic count of approximately 43,000 cars per day
 - » Lotto and Alcohol are not currently sold on premises but can be added
 - » Reason for selling is retirement
 - » Sales figures will be released after signed confidentiality agreement

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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